

SL. No. 2463/2023

I-2405/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

8/2283004/2023

AB 461393

*Pranab Kumar Nag*  
*Bruno Jit Nag*  
*Arore Nag*  
*Nirpal Nag*

*Man. men Roy chakraborty*

## GENERAL POWER OF ATTORNEY

(For Development)

*Pranab Kumar Nag*  
14:14

07/09/23

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED TO THIS DOCUMENT ARE THE PART OF THIS DOCUMENT

*Pranab Kumar Nag*

ADOL. DIST. SUB-REGISTRAR  
BAGURU

07/09/23

# NON JUDICIAL STAMP

Sl. No. 429 Date 05/09/23

Name Pranab Nag @ Pranab K. Nag & others

of sey

Value Rs. 50/- (Rupees) Fifty only

Sandhya Saha Gope  
Govt. Stamp Vendor  
Siliguri Court  
License No. 170196, Date 2012



Addl. Dist. Sub-Registrar  
Siliguri-I, Dt. Darjeeling

07 SEP 2023

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RECEIVED  
07 SEP 2023  
SILIGURI-I, Dt. Darjeeling

Pranab Kumar Nag  
Prasenjit Nag  
Aloke Nag  
Nirmal Nag  
Munmun Roy Chowdhury

KNOW ALL MEN BY THESE PRESENTS, that We,

- 1) **SRI. PRANAB NAG @ PRANAB KUMAR NAG** (PAN- AHAPN5192R)
- 2) **SRI. PRASENJIT NAG**, (PAN- ADVPN6289L)
- 3) **SRI. ALOKE NAG**, (PAN- ABEPN3666J )
- 4) **SRI. NIRMAL NAG**, (PAN- AJPPN3159H)

- all Sons of Late Amal Kanta Nag @ Amal Kanti Nag, Indian Nationality, hindu by religion, business by occupation, residing at "Old Post office Building", D.B.C Road, Deshbandhupara, Post office Siliguri Town, Police Station- Siliguri, District Darjeeling, Pin- 734004, in the State of W.B.

- 5) **SMT. MUNMUN ROYCHOWDHURY** (PAN-ARGPR8667R), Wife of Sri Ranadeep Bhattacharya, Nationality Indian, Hindu by religion, Business by occupation, resident of Haiderpara, Sreema Sarani, Post Office Rabindra Sarani, Police Station Bhaktinagar, District Jalpaiguri, PIN-734006 (W.B.) in the State of West Bengal,

--being the owners of the below "A" scheduled landed property (DEMISED PROPERTY), which we acquired by virtue of three separate registered Deeds of Gift ( being Gift Deed nos. 149/2015, 338/2015 & 511/2023 ) and four separate registered Deeds of Conveyance (being Sale Deed nos. 3823/2022, 3831/2022, 2288/2023 and 368/2023) and since the date of such transfers we have become the absolute joint owners-in-possession and have been holding, possessing and enjoying the said land total measuring 7 (Seven) Kathas, situated within Mouza Siliguri, J.L. No. 110(88), recorded in R. S. Khatian No. 3551, (Corresponding to L. R. Khatians no. 13879, 13880, 13881, 13882, 13883), in R. S. Plot No. 5866 (Corresponding to L. R. Plot no. 782 of Mouza Siliguri Madhya), Pargana Baikunthapur, Touzi No. 3(Ja), Police Station, Sub Division and Addl. District Sub Registry Office Siliguri, within the jurisdiction of Ward No. XXVIII of Siliguri Municipal Corporation, bearing Holding no. 168/51/39/37, at D. B. C Road, Deshbandhupara, Siliguri, District Darjeeling, alongwith building standing thereon, as absolute owners thereof without any interruption or interference from any corner whatsoever.

**WHEREAS** we are desirous of construction of a P+(four) storied building on our above land, as fully described in the schedule "A" below

**AND WHEREAS** we are not in a position to look after the day to day construction works due to lack of supervising capacity, scarcity of fund, finance, resources, experience and energy and also some other unavoidable circumstance, so we have decided to develop



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Shankar Kumar Nag  
Pradeep Nag  
Dixit Nag  
Niraj Nag

Munim Bha Choudhury

the said land through a Developer/Promoter and accordingly we have entered into a registered Development Agreement, being document No. I-040202401 dated 07-09-2023 to develop/promote and/or construct the said P+4 (Four) storied building on our said land, as fully described in the Schedule "A" below, with "WAY WIN CONSULTANTS PVT. LIMITED", a registered company having its office at Haren Mukherjee Road, Hakimpura, Siliguri, District Darjeeling, represented by one of its Director Sri Ranadeep Bhattacharya, Son of Late Sankar Kumar Bhattacharya, resident of Sreema Sarani, Hyderpara, P.S. Bhaktinagar, District Jalpaiguri.

**AND WHEREAS** in pursuance of said Development Agreement for smooth conduct of the construction works and also as per terms and conditions of the said Development Agreement, we do hereby appoint, nominate, constitute and engage **SRI. RANADEEP BHATTACHARYA**, (PAN - AGXPB8534B), Son of Late Sankar Kumar Bhattacharya, resident of Sreema Sarani, Hyderpara, Siliguri, Police Station Bhaktinagar, District Jalpaiguri, one of the Directors of said "WAY WIN CONSULTANTS PVT. LIMITED", a registered company having its office at Haren Mukherjee Road, Hakimpura, Siliguri, District Darjeeling, as our true and lawful ATTORNEY for us and in our name and on our behalf, to do the following acts, deeds and things that is to say :-

1. To prepare and submit the P + 4 (Four) storied building plan/revised plan and to get/obtain the same approved from the Siliguri Municipal Corporation or any other appropriate authorities and for that purpose to sign on the necessary papers, documents as may be required from time to time on our behalf.
2. To construct and/or to promote a P+(Four) storied building on the said land, as described in the Schedule "A" below, as per approved building plan duly issued by the Siliguri Municipal Corporation and in terms of the Development Agreement executed by us on this day.
3. To execute, manage and administer the entire construction works at his discretion and to appoint and engage laborers, masons, staffs or any other person/s and to discharge them from their service and/or works.
4. To negotiate and fix price with the proposed/prospective purchaser for selling the flats/car parking space, commercial spaces, garages, shop/offices etc. of the Developer's Allocation, as mentioned in the Schedule - "C" herein below, to be constructed on the "A" Schedule land, as per terms & conditions of the above referred Development Agreement made between us with the said Developer.



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Prasad Kumar's Nag  
Bhargava N. G.  
Dioke S. G.  
Nirpal Nag

Manu Manoj Chaudhary

5. To sell/allenate, transfer and mortgage, the said flats, shop/offices, car parking space, garages etc. of the Developer's Allocation, as mentioned in the Schedule – "C" herein below, i.e. all flats, garages, commercial spaces and other construction to be constructed on the below "A" Schedule land, as per the terms & conditions of the above mentioned Development Agreement made today, **expect our own allocation i.e. total five flats & five car parking paces alongwith lump sum cash money, more particularly mentioned and described in the schedule "B" below**, by way of sale, gift or otherwise to its intending purchaser/customers and to execute sale deeds and documents on our behalf and present the said deeds before the Registry Office to give effect of registration of the same in favour of the purchaser and to receive sale consideration from the purchaser/s.
6. To execute and sign the agreement/bainanama with the proposed purchasers and to receive advances from them during continuation or after completion of construction works to put them into the physical possession in each and every flats, car parking space to create and issue receipts for and on our behalf with respect to the Developer's Allocation to be constructed on the below Schedule "A" land.
7. That save and except total five Flats and five car Parking space/garages, as mentioned in Schedule "B" below, to be constructed on the below "A" Schedule land, our said Attorney shall have the absolute and every right & authority to sell all other Flats, Shop/office rooms, Garages, parking space, commercial spaces and other constructions etc. within the "Developer's Allocation", as mentioned in the Schedule – "C" herein below, in the proposed P+4 (four) storied building, which will be constructed on the below "A" schedule land. On the other hand our Attorney shall have no right or authority to sell/allenate or transfer or mortgage our own Allocations, as mentioned in the schedule "B" below, or any part thereof, in any circumstances.
8. Generally to do all acts, things, deeds whatsoever as agreed upon which our Attorney may deem fit and proper for control and management, supervision and better enjoyment of our demised property and construction works whatsoever till its completion and delivery of physical possession of the same to the prospective/proposed purchaser/buyers and its registration before the concerned authority in the name of the proposed purchaser.
9. To obtain the completion certificate from the concerned authority.



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Phanod Kumar Nay  
Bansidhar Nay  
Dione Nay  
Nirpal Nay

Murman Raj Choudhary

10. To appear for us and to represent us before all Courts, Civil, Criminal, Revenue, Collectorate, Settlement, Land Reforms, L.A., Collectorate, Municipal Corporation, Treasury, Registry and Sub Treasury office and before all other office of the Govt. or if any Private concern throughout India.
11. To lookafter, manage, possess, protect, defend, payment of rents and taxes, apply for mutation, appear in all courts and taxes, apply for mutation, appear in all courts of law (Civil and Criminal) Government Office sign or receive all applications, Written statements, objection, plaints, appoint Advocate/Advocates, sign and execute Vokatnama, complaints, plaints, petition, applications, swear affidavits, verification, institute or defend any Civil Suit, Revenue and Revisional Cases, give evidence in court or before any person competent in law, apply for all compensation money from competent authority and appear before Municipal Authority with respect to the said construction for us and on our behalf and to do all other acts, which will be required for that purpose.

 That this Power of Attorney is irrevocable and we will not revoke or cancel this General Power of Attorney till the completion of building as well as till completion of registration/sell/transfer of all flats, garages, commercial space, parking spaces etc. of the said building which comes within the Developer's Allocation (except our own allocation as described in the Schedule "B" below ), in any circumstances whatsoever.

AND GENERALLY to acts as our true and lawful attorney in all matters though not specifically mentioned herein concerning the above matter and we do hereby further ratify and confirm all and whatsoever that our said Attorney shall lawfully do or the acts, deeds and things which will be done by our said Attorney shall be constructed as acts, deeds and things done by us.

#### **SCHEDULE - A**

(Description of the Vacant land upon which the  
Proposed building will be constructed)

All that piece or parcel of land measuring 7 (Seven) Kathas, situated within Mouza Siliguri, J.L. No. 110(88), recorded in R. S. Khatian No. 3551, (Corresponding to L. R. Khatians no. 13879, 13880, 13881, 13882, 13883), in R. S. Plot No. 5866



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Pranab Kumar Nag  
Prasenjit Nag

Globe Nag

Niranjana Nag  
Munmun Roy Choudhury

(Corresponding to L. R. Plot no. 782 of Mouza Siliguri Madhya), Pargana Baikunthapur, Touzi No. 3(Ja), Police Station, Sub Division and Addl. District Sub Registry Office Siliguri, within the jurisdiction of Ward No. XXVIII of Siliguri Municipal Corporation, bearing Holding no. 118/51/39/37, at D. B. C Road, Deshbandhupara, Siliguri, District Darjeeling.

The aforesaid land is butted and bounded as follows: -

- By the North : Land & building known as "RHITAM" Apartment.  
By the South : 27' feet wide municipal road known as D.B.C Road,  
By the East : Land & house of Sri P.C. Biswas;  
By the West : 15' feet wide S.M.C Road.

#### **SCHEDULE -"B"**

**(Our Allocation, as referred above i.e Owner's Allocation)**

The Attorney/Developer shall allot and handover the following flats and Garage/parking spaces and cash money, to us i. e. the Owners no. 1 to 5, as **owner's Allocations** in the following manners :-

- a) **Allocation of the Owner no. 1 – Sri Pranab Nag** : - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the South-East portion of the Second Floor of the building, (facing municipal road on the Southern side) which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner shall also get a lump sum cash of Rs. 2,50,000/ (rupees two lac fifty thousand) only.
- b) **Allocation of the Owner no. 2 – Sri Prasenjit Nag** : - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the North-West portion of the



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Prasenjit Nag  
Aloke Nag  
Nirmal Nag

Munmun Roy Chowdhury

Second Floor of the building, (facing municipal road on the Western side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner no. 2 shall also get a lump sum cash of Rs. 3,75,000/ (rupees three lac seventy-five thousand) only.

- c) Allocation of the Owner no. 3 – Sri Aloke Nag :** - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the South-West portion of the Second Floor of the building, (facing municipal road on the Southern side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner no. 3 shall also get a lump sum cash of Rs. 3,75,000/ (rupees three lac seventy-five thousand) only.

Beside the aforesaid allocations/Flats & Garages, the First Party no. 1, 2 & 3 ( i. e. Sri Pranab Nag, Prasenjit Nag and Aloke Nag) will also get and they shall further be allotted jointly One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the North-West portion of the Third Floor of the building, (facing municipal road on Western Side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below.

- d) Allocation of the Owner no. 4 – Sri Nirmal Nag :** - One complete & Finished (3BHK) Flat measuring about 1000 to 1100 Sq. Ft. (One thousand to one thousand one hundred square feet) to be located at the South-East portion of the Third Floor of the building, (facing municipal road on the Southern side), which includes 20% of super built up area alongwith one open Car Parking Space/Garage measuring 120 to 150 Sq. ft. (One hundred twenty to one hundred fifty square



  
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Pharash Kumar Nay  
Bijoyjit Nay  
Dioke Nay  
Vinod Nay

Munmun Roy Chowdhury

feet) to be located on the Ground/Parking Floor (North or West facing) of the said G+ 4 storied building. The aforesaid flat & parking space/garage shall be constructed according to the specification as mentioned in the schedule "D" below. Beside the above Flat & parking space the First Party/Owner no. 4 shall also get a lump sum cash of Rs. 2,50,000/ (rupees two lac fifty thousand) only.

Measurement of all the aforesaid flats, as mentioned in clause (a), (b), (c) & (d) above, will be almost in equal but the same may be varied by 15 to 20 square feet of each or any flat.

- e) **Allocation of the Owner no. 5 – Smt. Munmun Roychowdhury :** - The First Party/Owner no. 5 Shall be allotted and she will get a lump sum cash amount of Rs. 1,00,00,000/- (Rupees One Crore ) only from the Developer/Second Party.

The aforesaid flats & parking spaces/garages as mentioned in the schedule "B" above, shall be constructed on land, as mentioned & described in the schedule A" above with all "common facilities & common portion" as mentioned therein in the said Development Agreement.

#### **SCHEDULE- "C"**

#### **(Propose Allocations of the Developer – As "DEVELOPER ALLOCATION")**

Save and except the allocations ( total five Flats & five Car Parking Space ) as mentioned and described in the schedule "B" above, all others Flats, Car Parking Space, Shops, Garrages, Commercials Spaces & other constructions etc. in the building which is proposed to be constructed on the above "A" schedule land, shall be deemed and considered as "Developer's Allocations" and the Developer's shall have all right to retain or transfer the said allocations to any intending customers in any manners whatsoever.

A separate sheet affixing the photographs with fingers print of the Executants and Attorney is annexed herewith forming part of these presents.



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IN WITNESS WHEREOF, We the above named Executants do hereunto set our hands in sound health and conscious mind, on this the 07<sup>th</sup> day of September, 2023 at Siliguri.

Pranab Kumar Nag  
Prasejit Nag  
Alok Nag  
Nirmol Nag

**WITNESSES:-**

1. Dipankar Paul  
S/o Mr. Dulal Paul  
Ashraampara, P.O - Siliguri  
P.S - Siliguri, Dist - Darjeeling  
Pin - 734001

Munmun Roy Choudhury  
(Signature of the Executants)

Ranadeep Bhattacharya  
(Signature of the Attorney)

2. Srijan Chatterjee.  
S/o - Gopal Chatterjee.  
Haldigara, P.O + P.S  
Haldigara, Dist -  
Darjeeling.

Drafted by me as per instruction of the Executant, read over and explained by me and printed in my office:

Arun Bhattacharjee  
07.09.2023  
(ARUN BHATTACHARJEE)  
Advocate, Siliguri  
Enrolment no. WB- 139/1994



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# FINGER IMPRESSION SHEET

( Executants )

| PHOTO                                                                                                     |            | THUMB                                                                             | INDEX FINGER                                                                      | MIDDLE FINGER                                                                      | RING FINGER                                                                         | LITTLE FINGER                                                                       |
|-----------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  <p>Phaneb Kumar Nig</p> | LEFT HAND  |  |  |  |  |  |
|                                                                                                           | RIGHT HAND |  |  |  |  |  |

Phaneb Kumar Nig  
SIGNATURE

| PHOTO                                                                                                   |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
|---------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>Prasejit Nig</p> | LEFT HAND  |  |  |  |  |  |
|                                                                                                         | RIGHT HAND |  |  |  |  |  |

Prasejit Nig  
SIGNATURE



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# FINGER IMPRESSION SHEET

( Executants )

| PHOTO                                                      |            | THUMB                                                                             | INDEX FINGER                                                                      | MIDDLE FINGER                                                                      | RING FINGER                                                                         | LITTLE FINGER                                                                       |
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| <div data-bbox="87 533 319 840" data-label="Image"> </div> | LEFT HAND  |  |  |  |  |  |
|                                                            | RIGHT HAND |  |  |  |  |  |

Alok Nay  
SIGNATURE

| PHOTO                                                         |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
|---------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <div data-bbox="103 1527 311 1787" data-label="Image"> </div> | LEFT HAND  |  |  |  |  |  |
|                                                               | RIGHT HAND |  |  |  |  |  |

Niraj Nay  
SIGNATURE



Addl. Dist. Sub-Registrar  
Siliguri-1, Dt. Darjeeling

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# FINGER IMPRESSION SHEET

( Executant )

| PHOTO                                                                                                            |            | THUMB                                                                             | INDEX FINGER                                                                      | MIDDLE FINGER                                                                      | RING FINGER                                                                         | LITTLE FINGER                                                                       |
|------------------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Munmun Roy Choudhury</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                                  | RIGHT HAND |  |  |  |  |  |

*Munmun Roy Choudhury*  
SIGNATURE

( Attorney )

| PHOTO                                                                                                              |            | THUMB                                                                               | INDEX FINGER                                                                        | MIDDLE FINGER                                                                        | RING FINGER                                                                           | LITTLE FINGER                                                                         |
|--------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Ranajit Bhattacharya</i> | LEFT HAND  |  |  |  |  |  |
|                                                                                                                    | RIGHT HAND |  |  |  |  |  |

*Ranajit Bhattacharya*  
SIGNATURE



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**PHOTO & THUMB IMPRESSION SHEET OF IDENTIFIER**



L.T. 9 of Dipankar Paul

Dipankar Paul

SIGNATURE



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### Major Information of the Deed

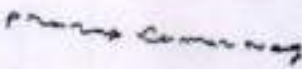
|                                                                                   |                                                                                                                                                                                                        |                                         |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------|
| Deed No :                                                                         | I-0402-02405/2023                                                                                                                                                                                      | Date of Registration                    | 07/09/2023 |
| Query No / Year                                                                   | 0402-8002283004/2023                                                                                                                                                                                   | Office where deed is registered         |            |
| Query Date                                                                        | 07/09/2023 2:10:18 PM                                                                                                                                                                                  | A.D.S.R, SILIGURI, District: Darjeeling |            |
| Applicant Name, Address & Other Details                                           | Arun Bhattacharjee<br>Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9434233901,<br>Status : Advocate                                                                    |                                         |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                 |                                         |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                                        |                                         |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                           |                                         |            |
| Rs. 1,70,00,000/-                                                                 | Rs. 1,70,10,004/-                                                                                                                                                                                      |                                         |            |
| Stampduty Paid(SD)                                                                | Registration Fee Paid                                                                                                                                                                                  |                                         |            |
| Rs. 50/- (Article:48(g))                                                          | Rs. 7/- (Article:E)                                                                                                                                                                                    |                                         |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 040202401/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                                         |            |

### Land Details :

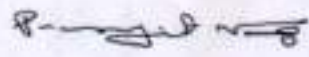
District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: D.B.C.ROAD, Road Zone : (NTS More – Fuleswari) , Mouza: Siliguri, , Ward No: 28 Pin Code : 734004

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | ROR   | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                            |
|---------------|-------------|----------------|-------------------|-------|--------------|-------------------------|-----------------------|--------------------------------------------------------------------------|
| L1            | RS-5866     | RS-3551        | Bastu             | Bastu | 7 Katha      | 1,70,00,000/-           | 1,70,10,004/-         | Width of Approach Road: 27 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : |             |                |                   |       | 11.55Dec     | 170,00,000 /-           | 170,10,004 /-         |                                                                          |

### Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                           |                                                                                                   |                                                                                                          |                                                                                                    |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                                                    | Photo                                                                                             | Finger Print                                                                                             | Signature                                                                                          |
|       | <b>Shri Pranab Nag, (Alias: Mr Pranab Kumar Nag) (Presentant)</b><br>Son of Mr Amal Kanta Nag<br>Executed by: Self, Date of Execution: 07/09/2023<br>, Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office | <br>07/09/2023 | <br>LTI<br>07/09/2023 | <br>07/09/2023 |

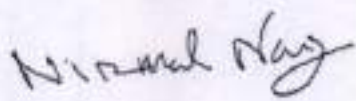
Old Post Office Building, D.B.C Road, Deshbandupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023  
 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

| 2 | Name                                                                                                                                                                        | Photo                                                                             | Finger Print                                                                      | Signature                                                                          |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|   | <b>Mr Prasenjit Nag</b><br>Son of Mr Amal Kanta Nag<br>Executed by: Self, Date of Execution: 07/09/2023<br>Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office |  |  |  |
|   |                                                                                                                                                                             | 07/09/2023                                                                        | LTI<br>07/09/2023                                                                 | 07/09/2023                                                                         |

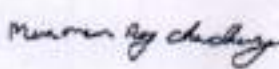
Old Post Office Building, D.B.C Road, Deshbandupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023  
 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

| 3 | Name                                                                                                                                                                    | Photo                                                                              | Finger Print                                                                       | Signature                                                                           |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|   | <b>Mr Aloke Nag</b><br>Son of Mr Amal Kanta Nag<br>Executed by: Self, Date of Execution: 07/09/2023<br>Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office |  |  |  |
|   |                                                                                                                                                                         | 07/09/2023                                                                         | LTI<br>07/09/2023                                                                  | 07/09/2023                                                                          |

Old Post Office Building, D.B.C Road, Deshbandupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023  
 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

| 4 | Name                                                                                                                                                                       | Photo                                                                               | Finger Print                                                                        | Signature                                                                            |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|   | <b>Mr Nirmal Nag</b><br>Son of Late Amal Kanta Nag<br>Executed by: Self, Date of Execution: 07/09/2023<br>Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office |  |  |  |
|   |                                                                                                                                                                            | 07/09/2023                                                                          | LTI<br>07/09/2023                                                                   | 07/09/2023                                                                           |

Old Post Office Building, D.B.C Road, Deshbandupara, City:- Siliguri Mc, P.O:- Siliguri Town, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023  
 , Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office

| 5                                                                                                                                                                                                                                                                                                                                                                                                               | Name                                                                                                                                                                                          | Photo                                                                             | Finger Print                                                                      | Signature                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Mrs Munmun Roychowdhury</b><br>Wife of Mr. Ranadeep Bhattacharya<br>Executed by: Self, Date of Execution: 07/09/2023<br>, Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                               | 07/09/2023                                                                        | LT1<br>07/09/2023                                                                 | 07/09/2023                                                                         |
| Sreema Sarani, Halderpara, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/09/2023<br>, Admitted by: Self, Date of Admission: 07/09/2023 ,Place : Office |                                                                                                                                                                                               |                                                                                   |                                                                                   |                                                                                    |

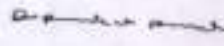
#### Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                        |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>WAY WIN CONSULTANTS PRIVATE LIMITED</b><br>Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No                                                                                                                                                                                                     | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                     |                                                                                      |              |           |                                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |  |                   |                   |            |                                                                                                                                                                                                                                                                                                                                                                          |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--|-------------------|-------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 1                                                                                                                                                                                                         | <table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td><b>Shri Ranadeep Bhattacharya</b><br/>Son of Late Sankar Kumar Bhattacharya<br/>Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Sep 7 2023 2:36PM</td><td>LT1<br/>07/09/2023</td><td>07/09/2023</td></tr></table> | Name                                                                                | Photo                                                                                | Finger Print | Signature | <b>Shri Ranadeep Bhattacharya</b><br>Son of Late Sankar Kumar Bhattacharya<br>Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office |  |  |  |  | Sep 7 2023 2:36PM | LT1<br>07/09/2023 | 07/09/2023 | <p>Sreemaa Sarani, Siliguri, City:- Siliguri Mc, P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx4b,Aadhaar No Not Provided Status : Representative, Representative of : WAY WIN CONSULTANTS PRIVATE LIMITED (as Director)</p> |  |  |
| Name                                                                                                                                                                                                      | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Finger Print                                                                        | Signature                                                                            |              |           |                                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |  |                   |                   |            |                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| <b>Shri Ranadeep Bhattacharya</b><br>Son of Late Sankar Kumar Bhattacharya<br>Date of Execution - 07/09/2023, , Admitted by: Self, Date of Admission: 07/09/2023, Place of Admission of Execution: Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |              |           |                                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |  |                   |                   |            |                                                                                                                                                                                                                                                                                                                                                                          |  |  |
|                                                                                                                                                                                                           | Sep 7 2023 2:36PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LT1<br>07/09/2023                                                                   | 07/09/2023                                                                           |              |           |                                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |  |                   |                   |            |                                                                                                                                                                                                                                                                                                                                                                          |  |  |

#### Identifier Details :

| Name                                                                                                                                                                         | Photo                                                                               | Finger Print                                                                        | Signature                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Shri Dipankar Paul</b><br>Son of Late Dulal Paul<br>Ashrampara, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001 |  |  |  |
|                                                                                                                                                                              | 07/09/2023                                                                          | 07/09/2023                                                                          | 07/09/2023                                                                           |

Identifier Of Shri Pranab Nag, Shri Ranadeep Bhattacharya, Mr Prasenjit Nag, Mr Aloke Nag, Mr Nirmal Nag, Mrs Munmun Roychowdhury

| Transfer of property for L1 |                         |                                                 |
|-----------------------------|-------------------------|-------------------------------------------------|
| Sl.No                       | From                    | To. with area (Name-Area)                       |
| 1                           | Shri Pranab Nag         | WAY WIN CONSULTANTS PRIVATE LIMITED-0.0278 Acre |
| 2                           | Mr Prasenjit Nag        | WAY WIN CONSULTANTS PRIVATE LIMITED-0.0278 Acre |
| 3                           | Mr Aloke Nag            | WAY WIN CONSULTANTS PRIVATE LIMITED-0.0278 Acre |
| 4                           | Mr Nirmal Nag           | WAY WIN CONSULTANTS PRIVATE LIMITED-0.0211 Acre |
| 5                           | Mrs Munmun Roychowdhury | WAY WIN CONSULTANTS PRIVATE LIMITED-0.011 Acre  |

**Endorsement For Deed Number : I - 040202405 / 2023**

**On 07-09-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14:14 hrs on 07-09-2023, at the Office of the A.D.S.R. SILIGURI by Shri Pranab Nag Alias Mr Pranab Kumar Nag, one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,70,10,004/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 07/09/2023 by 1. Shri Pranab Nag, Alias Mr Pranab Kumar Nag, Son of Mr Amal Kanta Nag, Old Post Office Building, D.B.C Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 2. Mr Prasenjit Nag, Son of Mr Amal Kanta Nag, Old Post Office Building, D.B.C. Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 3. Mr Aloke Nag, Son of Mr Amal Kanta Nag, Old Post Office Building, D.B.C Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 4. Mr Nirmal Nag, Son of Late Amal Kanta Nag, Old Post Office Building, D.B.C Road, Deshbandhupara, P.O: Siliguri Town, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734004, by caste Hindu, by Profession Business, 5. Mrs Munmun Roychowdhury, Wife of Mr Ranadeep Bhattacharya, Sreema Sarani, Haiderpara, P.O: Rabindra Sarani, Thana: Bhaktinagar, City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Identified by Shri Dipankar Paul, , Son of Late Dulal Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 07-09-2023 by Shri Ranadeep Bhattacharya, Director, WAY WIN CONSULTANTS PRIVATE LIMITED, Hakimpura, City:- Siliguri Mc, P.O:- Siliguri, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734001

Identified by Shri Dipankar Paul, , Son of Late Dulal Paul, Ashrampara, P.O: Siliguri, Thana: Siliguri, City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 429, Amount: Rs.50.00/-, Date of Purchase: 05/09/2023, Vendor name: S S Goon



**Sangha Ratna Syangden**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SILIGURI**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 61726 to 61745

being No 040202405 for the year 2023.



*Syangden*

Digitally signed by SANGHA RATNA SYANGDEN  
Date: 2023.09.11 14:45:49 +05:30  
Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 11/09/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SILIGURI  
West Bengal.